

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1007.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,838	100	1993
FGR	528	55	1993
FOP	28	30	1993
TOTALS	2,394		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	- 0%	- 2024									
Heated Area: 1838 HX Base Yr												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			147,425
TOTAL MARKET OB/XF VALUE			10,175
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			457,600
SOH/AGL Deduction			0
ASSESSED VALUE			457,600
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			457,600
TOTAL JUST VALUE			457,600
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			426,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040760	REPAIR/RRF	5,000	04/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2655/993	7/21/2023	QC	U	I	11	100
GRANTOR: FARIS CATHY						
GRANTEE: FARIS CATHY TRUST						
2639/1423	5/15/2023	WD	Q	I	02	440,000
GRANTOR: ROSAS ROBERT ANTHONY						
GRANTEE: FARIS CATHY						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0	2,106.00	SF	6.50	6.50	100	1985	1985	3	44	6,023	
2	1242	WD DECK A	0	0	0	0	278.00	SF	5.00	5.00	100	1985	1985	3	20	278	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
4	1242	WD DECK A	0	0	0	0	348.00	SF	10.00	10.00	100	2013	2013	3	55	1,914	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/09/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W16 N10 W34 FGR=[YR=1993] W24 S22 E24 N22\$ S31 W10 N4 W4 S15 E28 N12 E6 FOP=[YR=1993] S4 E7 N4 W7\$ E14 S12 E16 N12 W4 N8 E4 N12\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES		0	0006	R-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	300,000.00	300,000.00	300,000							